145.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,100 / 818,100
					USE VALUE:	818,100 / 818,100
					ASSESSED:	818,100 / 818,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
276		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KHZOUZ MAHER SAMIR
Owner 2:	
Owner 3:	
Street 1:	276 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HANSON ROSS & LINDSAY -
Owner 2:	-
Street 1:	276 HIGHLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 2461 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	374,100		444,000	818,100
Total Card	0.103	374,100		444,000	818,100
Total Parcel	0.103	374,100		444,000	818,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.40 | /Parcel: 332.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95300
GIS Ref
GIS Ref
Insp Date 12/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 145.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	465,800	0	4,500.	444,000	909,800	909,800	Year End Roll	12/18/2019
2019	101	FV	354,900	0	4,500.	416,300	771,200	771,200	Year End Roll	1/3/2019
2018	101	FV	354,900	0	4,500.	344,100	699,000	699,000	Year End Roll	12/20/2017
2017	101	FV	354,900	0	4,500.	316,400	671,300	671,300	Year End Roll	1/3/2017
2016	101	FV	354,900	0	4,500.	288,600	643,500	643,500	Year End	1/4/2016
2015	101	FV	341,100	0	4,500.	283,100	624,200	624,200	Year End Roll	12/11/2014
2014	101	FV	341,100	0	4,500.	263,100	604,200	604,200	Year End Roll	12/16/2013
2013	101	FV	341,100	0	4,500.	250,300	591,400	591,400		12/13/2012

!11359!

PRINT

Date	Time
12/11/20	01:32:23

LAST REV

Date	Time
08/18/20	14:20:31

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11359

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANSON ROSS & L	73055-527	1	8/5/2019		799,000	No	No		
HANSON ROSS,	57289-579		8/12/2011	Convenience	1	No	No		
FILIPPOV MIKHAI	54780-79		6/3/2010		622,000	No	No		
DEELY LINDA	30358-296		6/29/1999		300,000	No	No		
DEELY SCOTT D/E	23331-543		2/5/1993		158,000	No	No		F

USER DEFINED

Prior Id # 1:	95300
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/1997	429		2,500	C				ADD WOOD DECK
3/5/1997	93		15,000	C				13X15 ROOM ADDITIO
5/11/1994	181		23,000	C				ADD 2ND FLOOR 24X3

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Inspected	BS	Barbara S
12/1/2017	MEAS&NOTICE	HS	Hanne S
4/11/2009	Inspected	197	PATRIOT
1/26/2009	Measured	372	PATRIOT
6/19/2000	MLS		
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23268580
Const Adj.:	0.96320909
Adj $ / SQ:	148.417
Other Features:	118363
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	459550
Depreciation:	85476
Depreciated Total:	374074

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

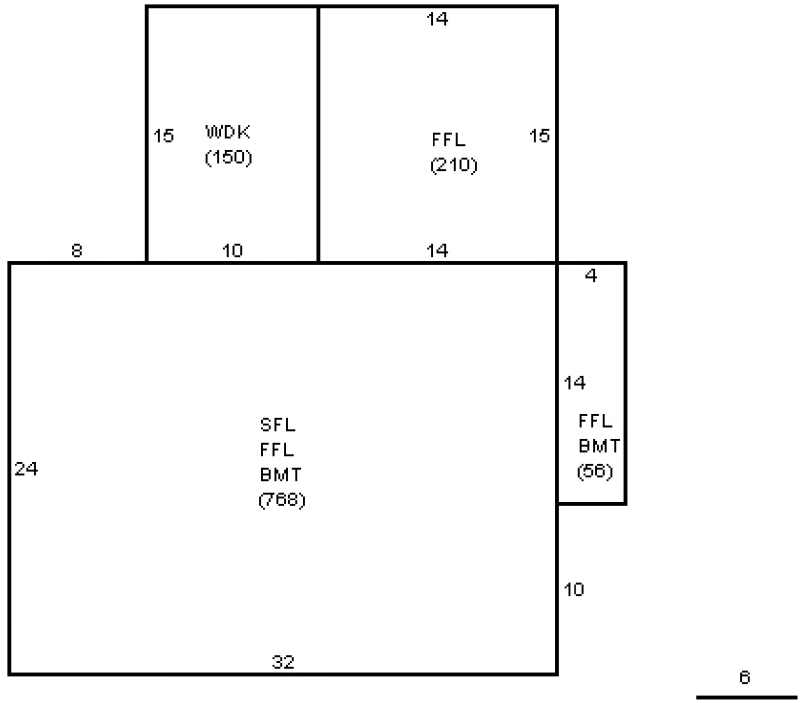
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.42
Special Features:	0	Val/Su Net:	134.76
Final Total:	374100	Val/Su SzAd	207.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,034	148.420	153,463
BMT	Basement	824	87.270	71,910
SFL	Second Floor	768	148.420	113,984
WDK	Deck	150	12.200	1,830
	Net Sketched Area:	2,776	Total:	341,187
Size Ad	1802	Gross Are	2776	FinArea 2461

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X16	A	AV	2014	0.00	T	4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	